

HISTORIC DISTRICT COMMISSION
Meeting Minutes
September 16, 2013

CALL TO ORDER:

Mr. Mike Troutman, Chairperson called the meeting to order at 4:00 p.m.

ROLL CALL:

Members Present:	Dan Buscher	Mike Troutman
	Eric Greene	Kim Tuck
	Mark Jones	Susan Baldwin (City Comm. Liaison)

Members Excused: Doug Sofia

Staff Present: Glenn Perian, Senior Planner, Planning Dept.
Leona Parrish, Admin. Assistant, Planning Dept.
Marcel Stoetzel, City Attorney

ADDITIONS / DELETIONS TO AGENDA: None

APPROVAL OF PREVIOUS MINUTES:

CHAIRPERSON MIKE TROUTMAN ASKED TO APPROVE THE MINUTES FOR THE JULY 8, 2013 HISTORIC DISTRICT COMMISSION MEETING WITH THE CORRECTION MADE ON PAGE 1 FOR THE SPELLING OF “PUBLIC”.

ALL IN FAVOR, NONE OPPOSED; MINUTES APPROVED

CORRESPONDENCE: A handout was provided to the Historic District Commissioners of an updated listing of properties that have been Administratively Approved by Staff, Mr. Perian.

OLD BUSINESS: None

NEW BUSINESS:

A) 67 Ann Avenue - (*Request from Neighborhoods Incorporated for new roof, windows, garage doors, gutters, concrete steps & tuck pointing*)

Mr. Mike Nelson, Project Manager, Neighborhoods Incorporated was present here today on behalf of the property owner to do repairs per City of Battle Creek order to repair notice that they had received. Stated as they began to review the work being required to be done and had found additional major issues that they would like to address. Stated as they are the mortgage holder on the property, it is in their best interest to keep the water out and property maintained. Mr. Nelson noted the property is a two story with a brick exterior and they plan on doing repairs on the house and garage with new roof & decking and fascia as they have moisture damage. Stated the front steps are deteriorated and will also need to do window replacement. Said the garage currently has three 21ft. x 8 ft. tall sliding barn style doors have rotted from the bottom (3ft.) and would like to make it a two door garage, which would be more manageable and have a modern door opening

that would have historic character. Stated there are other properties within the neighborhood that have been updated with improvement and overhead garage doors.

Mr. Mark Jones asked if there were other repairs to be made on the garage. Mr. Nelson stated the garage roof has rotten wood same as the house and would like to do aluminum fascia and soffit on the house, garage and gutter on the dormer is to be done also.

Mr. Mark Jones asked Glenn Perian if aluminum was a material that is consistent with approved materials. Mr. Glenn Perian stated yes, they have approved in the past. Mr. Nelson stated other neighboring properties have used aluminum.

Mr. Mike Troutman asked if they were only doing the fascia with aluminum. Mr. Nelson stated yes only doing the fascia soffit work is needed to be done as the moisture is bad and needs venting. Noted the previous contractor that had done the roofing had not done proper flashing around the chimney and dormer.

Mr. Mark Jones noted that the shingles appear to be Sherriff Goslin's as they have their trademark and asked if they were doing the roof and if they had done it in the past. Mr. Mike Nelson was not sure if they had done the work, as there is no record of who had done the work or if it the material had just been purchased from them only. Stated they want to go to architectural shingle and do traditional proper flashing and counter flashing to prevent any future problems.

With no others wishing to speak, Chairperson, Mr. Troutman asked commissioners for any action to be taken.

MOTION WAS MADE BY MR. ERIC GREEN TO APPROVE THE REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR THE PROPOSED WORK OUTLINED IN THE PLAN SUBMITTED BASED ON THE STAFF REPORT FOR PROPERTY LOCATED AT 67 ANN AVENUE; SECONDED BY MR. DANIEL BUSCHER.

Mr. Kim Tuck stated he would be abstaining from voting as he had submitted a bid on the proposed work for this project.

VOTE TAKEN: FOUR IN FAVOR (GREENE, BUSHER, JONES & TROUTMAN; ONE ABSTAINED (TUCK); AND NONE OPPOSED; MOTION CARRIED.

PUBLIC COMMENTS: Mr. Mike Nelson, Neighborhoods Inc. wanted to thank the commission for their approval.

COMMENTS FROM COMMISSION MEMBERS AND STAFF: Mr. Glenn Perian, stated the Planning Dept. will be relocated their offices to City Hall and will no longer be located at Commerce Pointe. Noted phone numbers and email addresses would remain the same.

ADJOURNMENT:

Mr. Mike Troutman, Chair adjourned meeting at 4: 15 P.M.

Submitted by: Leona A. Parrish, Administrative Assistant, Planning Department